



Region Meetings

DECEMBER 2025



WHAT'S A MASTER PLAN?

**A decision-making tool
for the future**

WHAT'S A MASTER PLAN?

How do we build the future city Detroiters want?

What type of development or quality-of-life improvements belong where?

Which policies best support our land use goals?

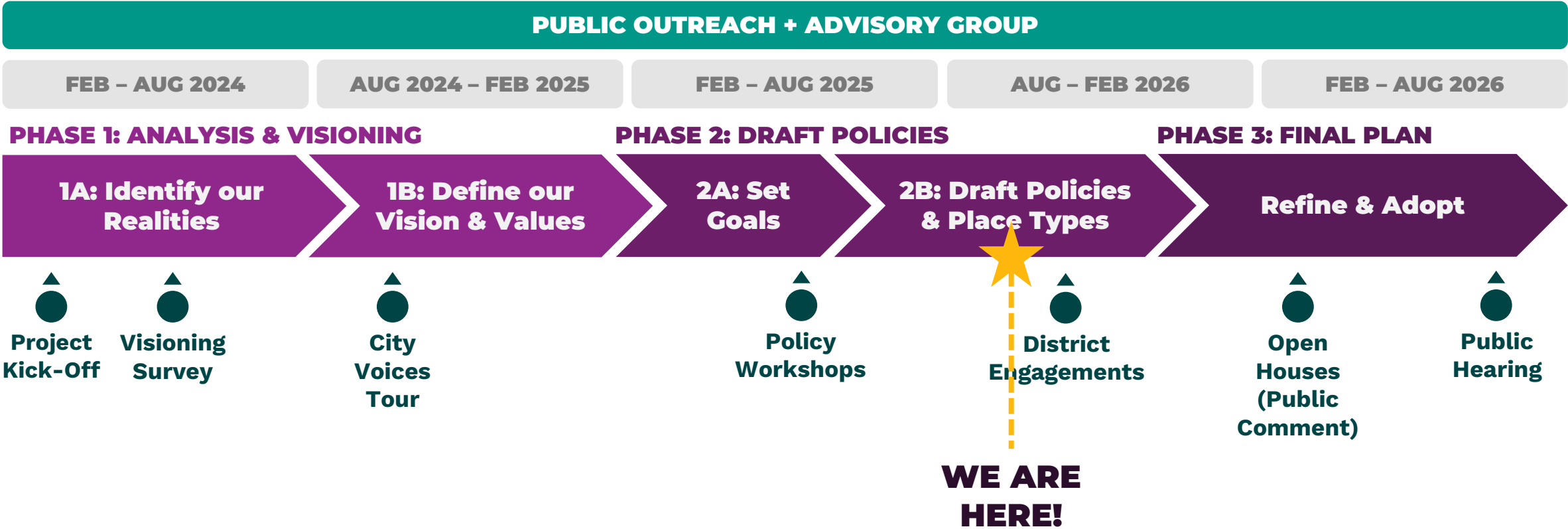
How should we plan for capital improvements?

**A decision-making tool
for the future**

The things we build and invest in over the next 20 years.

PROJECT TIMELINE

- OUTREACH + ENGAGEMENT
- TECHNICAL SCOPE



Identify Our Realities

We started by identifying our **REALITIES**—*the challenges and opportunities facing Detroit that the Plan must address*—by listening to residents and learning from previous plans, data analysis, and City staff.

WHAT SHAPED THIS WORK?

TECHNICAL

Review of Previous Plans

Analysis of Data & Trends

Visioning Survey **1,869** responses

ENGAGEMENT

Master Plan Advisory Group **42** members **7** Districts

Dept. & Agency Interviews



Our Realities

**Detroit is growing—
but many areas lack
the critical density
needed to support
services and
amenities**

**We have limited
resources to manage
extensive
infrastructure and
city facilities**

**We need more jobs,
especially for
Detroiters**

**Low incomes and
changing needs
require more diverse
housing solutions**

**Regardless of how
you get around, our
transportation
network can work
better**

**It is hard to build,
create, and do
business in Detroit**

**Detroit's arts &
culture is a source of
pride *and* an
opportunity for
economic growth**

Define Our Vision

We defined a shared **VISION** for the future, based on feedback from residents, the MPAG, elected officials, and City staff. We also identified five **VALUES** that set the standards for how we will achieve our vision.

WHAT SHAPED THIS WORK?

Visioning Survey **1,869** responses

City Voices Tour **60** pop-ups **2,673** Participants

Master Plan Advisory Group

City Council & Staff Input

Policy Workshops & Youth Summit

ENGAGEMENT



Detroit will be a city of choice and opportunity.

Vision: This is the city we want to be in 20 years!

Detroit is a vibe. It is alive with potential in our vibrant neighborhoods, rich culture, and the relentless spirit of our residents. These strengths tell the world who we are. The hard work that's still ahead will show them what we can be.

Over the next 20 years, we will push further to create a city where people can thrive, and opportunity is within reach for all. A city that will raise the standard of living—inviting people to put down roots, find a good job, and enjoy all Detroit has to offer. And a city that will deliver greater prosperity for those who unapologetically stayed, and those who will choose to call Detroit home.

Our Values

Values: These are the standards for how we get there!

Resilience

We will build a more resilient Detroit that is prepared to thrive in the face of change.

Equity

We will center equity in our decision-making.

Innovation

We will grow our economy through innovation.

Collaboration

We will move Detroit forward together.

Legacy

We will honor and celebrate our legacy, while enthusiastically embracing what's next.

Set Goals

Building from our previous community engagement and working closely with City staff, we set **GOALS**—*the big things the Plan must do to address our Realities and achieve our Vision.*

WHAT SHAPED THIS WORK?

Review of Previous Plans

Realities

Vision & Values

Steering Committee

Internal Focus Groups **18** Depts. & Agencies

Master Plan Advisory Group

TECHNICAL

ENGAGEMENT

We are experiencing a housing mismatch.

We have	We need
Predominantly older single-family homes (built pre-1980)	To upgrade and preserve this housing stock for the next generation
Larger houses designed for traditional families	More own for single
Limited accessibility features	Housing options
High energy costs due to older construction	Lower-cost options
More services than we need to support residents	More non-residents



Detroit is experiencing a commuter swap, where job locations don't match where people live.

111k Detroiters commute out from Detroit



Detroit's cultural assets offer economic potential

Cultural institutions like the DIA



Vacancy remains high

23% of Detroit housing units sit vacant
Some neighborhoods experience more vacancy than others. Revitalization efforts



Neighborhood design shapes transportation options

Low-density areas are harder to serve with transit
Disconnected pedestrian networks and safety concerns can deter walking and biking



Images: Draft Realities shared during Policy Workshops

Plan Goals

Goals: The big things we must do!

**#1: Improve
Quality of Life in
Every
Neighborhood**

**#2: Grow and
Strengthen
Detroit's
Economy**

**#3: Focus
Density to
Support Services
and Amenities**

**#4: Make it Safer
and Easier to Get
Around**

Image: Youth Summit Feedback on Housing & Neighborhoods

Draft Policies & Place Types

We are currently working on drafting **POLICIES** to guide decision-making and mapping **PLACE TYPES** that will guide how different parts of Detroit will grow and change over time.

WHAT'S SHAPING THIS WORK?

Review of Previous Plans

Land Use Analysis

Youth Summit

18

High Schools

Stakeholder Interviews

Policy Workshops

6

Workshops*

483

Participants

*5 In-Person, 1 Virtual

TECHNICAL

ENGAGEMENT





**Policy
Workshops**

**We learned what mattered
most to Detroit's residents**



POLICY WORKSHOPS

Highest rated policy ideas...

**Quality &
Affordable
Housing**

**Freight & Truck
Routes**

**High Quality
Parks &
Recreation
Facilities**

**Equitable
Development
Standards**

**Creative
Workspace Areas**

3,073 responses from
483 participants

Some other emerging policy priorities...

- Streamlined permitting and processes
- Community empowerment
- Safe and attractive sidewalks and bike paths
- Neighborhood-centered investment

YOUTH SUMMIT

Dreams for the future...

484 responses from
141 young people

**Community Pride
& Belonging**

**“I would like to own a
business that brings jobs to
Detroit and makes it better
for surrounding area.”**

**Youth Voice in
City Decision-
Making**

**“Giving the youth of Detroit
more chances to have a voice
concerning the changes the
city makes.”**

**Arts, Culture, and
Expression**

**Clean & Blight-
Free City**

**“I would like to take public
transportation more often,
but it is somewhat
challenging to understand.”**

**Reliable &
Affordable
Transit**



WHAT ARE PLACE TYPES?

THE FOCUS OF TONIGHT'S MEETING



What are Place Types?

Place Types describe how different areas of Detroit are intended ***to grow and change over time***, reflecting the unique character and needs of our neighborhoods ***and*** our citywide priorities.

Place Types will...

Provide direction for future development and investments based on needs

Create a general framework for future zoning changes

Tell departments and city partners what policies will work best there

Two Place Types Conversations



Policy Direction

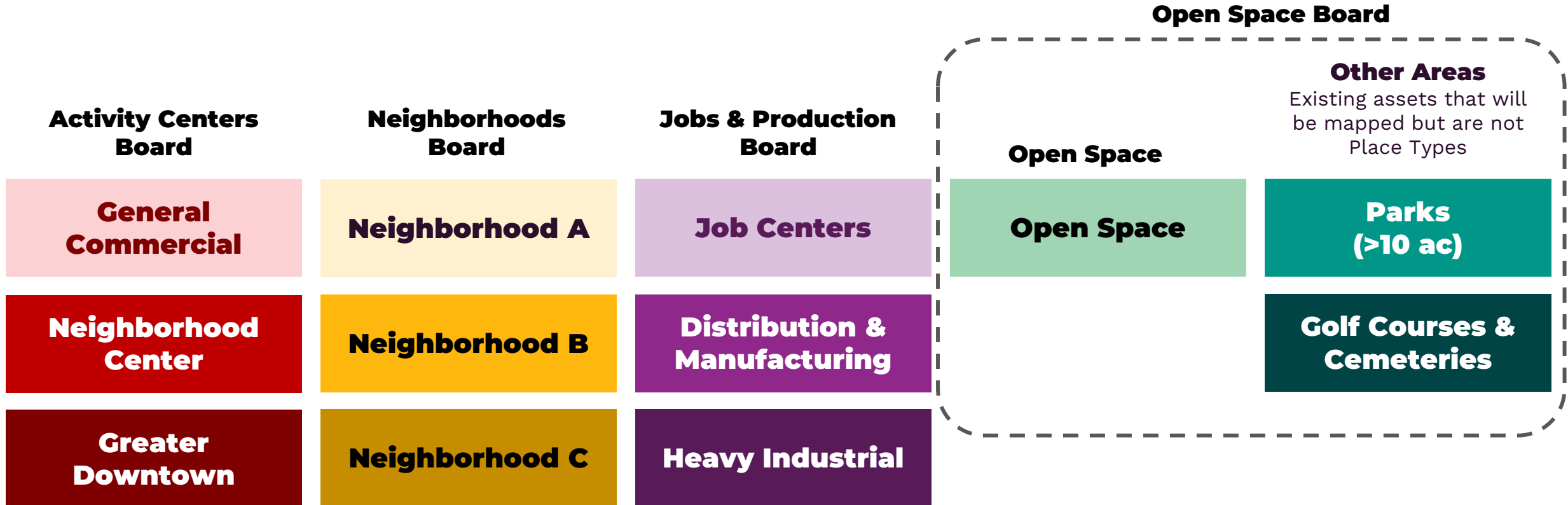
Describes what we'll do



Map

Shows where we'll do it

You'll Review These Today!



What You'll Do at Each Board

Start Here!

Learn what each Place Type is and how it will look and function

PLACE TYPES NEIGHBORHOODS



Let us know if this is the right number and mix of Place Types

Neighborhoods are the heart of the city, where Detroiters live and build community.

Review the draft Place Types and answer the questions with a sticky dot to let us know if we are on the right track. Think we're missing something or have a suggestion to make these better? Grab a post-it and add your idea to the board!

Do the place types below feel like the right mix of **NEIGHBORHOODS** for the future?



Yes!
They fully capture what I want to see



Mostly
A few things seem to be missing



Not Really
They only cover part of what's possible



No
These don't reflect see these kinds of

Neighborhood A

Areas that are still dealing with the impacts of population loss and neighborhood disinvestment. These neighborhoods contain higher amounts of vacant land and will benefit from more maintenance and beautification of vacant lots and stabilization of existing housing.

What types of uses will fit best?

Single-family homes
Multi-family homes
Townhomes
Parks and recreation centers
Schools, churches, and community centers

How dense will it be?

Lowest Medium Highest

What examples exist in Detroit today?



Majestic (Source: Home.com)

Brighthouse (Source: Home.com)

The policy focus for **Neighborhood A** is "STABILIZE"—support what is working and make strategic investments to beautify neighborhoods and improve residents' lives. Is this the right strategy for this place type?

Yes!

It matches what people need here

No

It doesn't match the area's needs

Not Sure

I need more information

Neighborhood B

Detroit's traditional and historic residential neighborhoods where most blocks contain more occupied homes than empty space. These neighborhoods are diverse in design and character, but generally will expect minimal change over the next 20 years.

What types of uses will fit best?

Single-family homes
Multi-family homes
Townhomes
Parks and recreation centers
Schools, churches, and community centers

How dense will it be?

Lowest Medium Highest

What examples exist in Detroit today?



East English Village (Source: ETV Association)

Southwest Detroit (Source: Home.com)

The policy focus for **Neighborhood B** is "MAINTAIN"—preserve the look and feel of the neighborhood while making small changes over time. Is this the right strategy for this place type?

Yes!

It matches what people need here

No

It doesn't match the area's needs

Not Sure

I need more information

Neighborhood C

Areas that feature a mix of housing types and easy access to services and amenities. Some neighborhoods have taller housing than others, but all need more housing to meet rising demand and support vibrant commercial corridors without displacing current residents.

What types of uses will fit best?

Single-family homes
Multi-family homes
Townhomes
Parks and recreation centers
Schools, churches, and community centers

How dense will it be?

Lowest Medium Highest

What examples exist in Detroit today?



Southwest Detroit (Source: Home.com)

East English Village (Source: ETV Association)

The policy focus for **Neighborhood C** is "GROW"—add a variety of new housing types to slow rising housing costs and support amenities like stores and transit. Is this the right strategy for this place type?

Yes!

It matches what people need here

No

It doesn't match the area's needs

Not Sure

I need more information

What's Missing?

Add your ideas here with a post-it!

Give us your ideas for other Place Types

Read the suggested policy approaches and tell us if they make sense

Station Overview

Main Activity:

- Place Type Boards

Optional Activities:

- Your Detroit Resolutions
- Kids Craft Station

Visit all four Place
Types boards for a
chance to win!



PRIZE PASSPORT



INSTRUCTIONS

Visit each Place Type board and leave your feedback for a chance to win! Turn in your completed passport at the check-in table to enter the prize raffle.

ACTIVITY CENTERS



NEIGHBORHOODS



JOB & PRODUCTION



OPEN SPACE



Your Name: _____

Email/
Phone: _____

STATIONS SET-UP

**PRESENTATION
SCREEN**

NEIGHBORHOODS

OPEN SPACE

**ACTIVITY
CENTERS**

**JOBS &
PRODUCTION**

Treats

Sign-in

**Kids
Crafts**

**Detroit
Resolutions**

**Have a question?
Find someone in a
PURPLE SHIRT!**

**Two Identical
Boards Per Station
So Please Spread
Out!**

STATIONS ARE OPEN!

PRIZE DRAWING & NEXT PRESENTATION @ 6:55 PM

Upcoming Meetings

- Region Meetings
- More opportunities to engage with us coming in 2026:
 - District Meetings (Early '26)
 - Citywide Open Houses (Mid '26)



Help Plan Detroit's Tomorrow, Today

REGION MEETINGS

The Planning & Development Department invites you to join us for a Region Meeting to learn about where we are in the Master Plan update process and provide **YOUR** input on draft land use recommendations that will shape how Detroit will grow and change over the next 20 years.

Drop in when you can and enjoy some festive fun too!



**Seasonal Snacks!
Kids Crafts!
Prizes!**

Learn more at plandetroit.com

WESTSIDE
DECEMBER 2, 2025
6:00-8:00 PM
Northwest Activity Center
18100 Meyers Rd.
(Presentation @ 6 & 7 PM)

EASTSIDE
DECEMBER 3, 2025
6:00-8:00 PM
Farwell Recreation Center
2711 Outer Dr. E.
(Presentation @ 6 & 7 PM)

SOUTHWEST
DECEMBER 4, 2025
6:00-8:00 PM
Patton Recreation Center
2301 Woodmere St.
(Presentation @ 6 & 7 PM)

VIRTUAL
DECEMBER 9, 2025
5:30 - 6:30 PM
<https://cityofdetroit.zoom.us/j/89879575233>
Meeting ID: 898 7957 5233
Passcode: 900187
Call-in#: 312-626-6799

Questions?
detroitmasterplan@detroitmi.gov
313-628-0221

LET'S TALK, DETROIT!



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“PLANDET” to
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plan
DETROIT

CONTACT US!

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PROJECT WEBSITE

 **plandetroit.com**

- Project Overview & Timeline
- Presentations & Documents
- Events Calendar

SOCIAL MEDIA

 **Instagram** **@detroit_pdd**
@cityofdetroit

 **Facebook** **@DetroitPlanning**

